



October 2016

Dear Planning Board Representative:

To ensure the continued operation and reliability of the electric and natural gas transmission systems that serve our communities, we would like to work with the local municipalities and planning boards in identifying projects that may potentially affect or occur on or within our transmission utility easements.

Central Hudson requests that your Planning Board refer applicants who are seeking approvals for either a subdivision, site plan, building permits, or other developments on properties which may be subject to utility easements to Central Hudson's Real Property Services. Our representatives will work with the applicant to identify these transmission utility easements, provide information, and answer any questions.

Transmission facilities are those that provide bulk power and high pressure natural gas to our local electric substations and gas regulator stations for distribution throughout the communities we serve. While the electric and natural gas lines that provide energy to Hudson Valley homes and businesses are frequently located on public rights-of-way along local roads and highways, transmission lines often cross public and private lands in order to provide service to broad areas. In most instances a utility easement (sometimes referred to as a right of way) may encumber the property over or upon which these utility lines traverse. A transmission utility easement is a legal agreement with a land-owner allowing Central Hudson access to a specific corridor along the property to accommodate electric poles and lines or underground natural gas pipelines, and often includes space for utility workers and vehicles to maintain or repair these facilities. An easement is not ownership of the land, as the property owner still holds title; rather, it is a purchase of access to and use of the property. Most transmission easements in the region were obtained many years ago from prior property owners – and since these easements run with the land, they remain in place even when the property is transferred to successor owners.

Easement agreements or regulations may prohibit certain activities or require that utility rights-of-way be kept clear of buildings, structures or other obstructions that may damage the electric and natural gas facilities or hinder access to the lines by Central Hudson repair and maintenance crews.

While in some instances property owners may continue to use areas within these easements on a limited basis, there are often restrictions which preclude placing structures (such as buildings and swimming pools), constructing roadways or driveways, digging, blasting, or other activities within the easement confines without first obtaining permission from Central Hudson. Proper activities along easements promote safety and ensure reliable electric and natural gas service for all in our region.



Applicants with properties that may be subject to utility easements should be referred to:

Jennifer Cannella
Real Property Services Representative
Central Hudson Gas & Electric Corporation
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Poughkeepsie, NY 12601
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We thank you for your cooperation and assistance in this endeavor.

Sincerely,

Jessica Caserto
Director – Real Property Services
Central Hudson Gas & Electric Corporation